

67 WALTER ROAD

WALTER ROAD | SWANSEA | SA1 4PT

**HUNT &
THORNE**

CHARTERED SURVEYORS



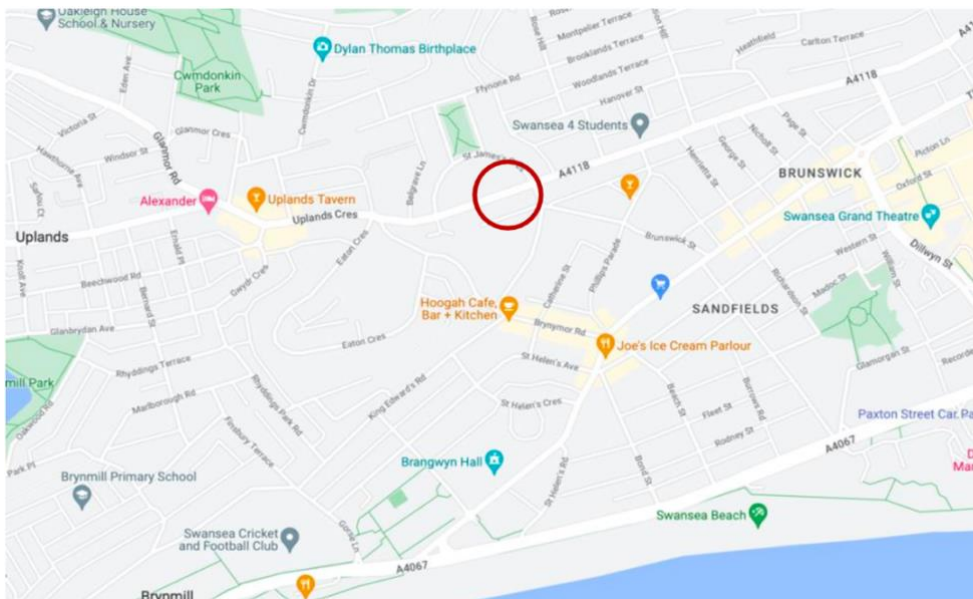
**MIXED USE
INVESTMENT FOR SALE**

- FIVE-FLOOR MIXED USE INVESTMENT
- COMMERCIAL USE TO THE GROUND FLOOR AND BASEMENT WITH 6 BED HMO TO THE UPPER FLOORS
- PROMINENT ROADSIDE LOCATION
- OFFERS IN THE REGION OF £395,000

LOCATION

The property fronts Walter Road, a mixed office / A3 and residential area which is one of the main access roads, leading out of Swansea City Centre, linking the western residential suburbs Uplands, Sketty and Killay.

Prominent occupiers within the immediate vicinity include St James Veterinary Group, Tonner Johns Ratti Solicitors, W Parry and Co Solicitors, Ffynone House School and Prescott Jones Insurance Brokers.



DESCRIPTION

A terraced 5 floor mixed use premises. The ground floor currently trades as a restaurant / takeaway, with a vacant office accommodation on the lower ground floor and a 6 bed HMO to the upper floors. Parking is available to the rear of the property, providing up to 4 spaces.

ACCOMMODATION

BASEMENT:	87.89 SQ M	946 SQ FT	VACANT
GROUND FLOOR:	105.85 SQ M	1,140 SQ FT	£13,000 PAX
FIRST FLOOR:			
BEDROOM 1:	3.63M X 3.35M	131 SQ FT	VACANT
BEDROOM 2:	4.07M X 2.92M	128 SQ FT	VACANT
COMMUNAL KITCHEN	4.39M X 4.27M	202 SQ FT	
SECOND FLOOR:			
BEDROOM 3:	4.42M X 4.31M	205 SQ FT	VACANT
BEDROOM 4:	3.62M X 4.21M	164 SQ FT	VACANT
THIRD FLOOR:			
BEDROOM 5:	4.40M X 4.60M	227 SQ FT	VACANT
BEDROOM 6:	3.77M X 2.89M	108 SQ FT	VACANT

TENANCIES

GROUND FLOOR (LEASE PROVIDED UPON REQUEST)

TENANT	TERM	BREAK	RENT
PRINCE KINGSLEY UGBODU & GLORIA OLENLU UGBODU	10 YEARS	15/11/2028	£13,000

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

We have been informed that the property is held Freehold.

SALE

Offers in the region of £395,000

EPC

Rating – C

9095-1662-3637-6739-6088

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of

Basement: £2,800

Ground floor: £11,250

UBR for Wales 2024/25 is 56.2p in the £.

UPPER FLOOR COUNCIL TAX BAND: B

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole selling agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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MATTHEW SIMS

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07825 372503

SEPTEMBER 2024

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